



**TALLAHASSEE/LEON COUNTY LAND ID PROJECT
DOCUMENT SUMMARY**

Project Name: Killearn Lakes Plaza Lot 1 Block A

PETS Activity Number: LSP080003

Project Type: Type 'A'

Description: 14-09-4/3- A-0010

Submittal Date: _____

Scan Date: 10-20-08

Approved Date: 6-20-08

Status: **Under Review**

Conditional

Approved

TYPE "A" SITE PLAN

FOR

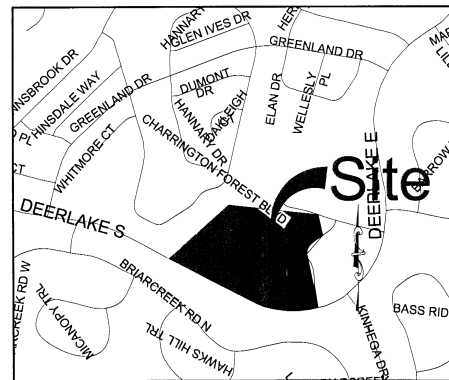
KILLEARN LAKES PLAZA, LOT 1, BLOCK A

SHEET INDEX

- 1.0 COVER & SITE DATA SHEET
- 2.0 EXISTING CONDITIONS MAP
- 3.0 DEMOLITION, SEDIMENTATION & EROSION CONTROL PLAN
- 4.0 GEOMETRY PLAN
- 5.0 GRADING PLAN
- 6.0 WATER & SEWER UTILITIES PLAN
- 7.0 LANDSCAPE PLAN
- 8.0 IRRIGATION PLAN
- 9.0 CONTEXT AREA MAP
- 10.0 DETAILS

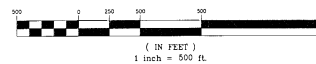
STORMWATER COMPLIANCE OFFICER:

Roger K. Hobbs, President & COO
Twin Action Properties, Inc.
2915 Kerry Forest Pkwy., Suite 101
Tallahassee, FL 32309



VICINITY MAP

GRAPHIC SCALE



UTILITY SERVICE PROVIDERS

ELECTRIC	TALQUIN ELECTRIC COOPERATIVE
WATER	TALQUIN ELECTRIC COOPERATIVE
SEWER	TALQUIN ELECTRIC COOPERATIVE
GAS	CITY OF TALLAHASSEE

SITE DATA

PROJECT NAME: KILLEARN LAKES PLAZA
PARENT SITE TAX ID #: 14-09-20-403-0000
SUBJECT SITE TAX ID #: 14-09-43-A-0010
ADJACENT SITE TAX ID #: 14-09-43-A-0020

OWNER/DEVELOPER: TWIN ACTION PROPERTIES, INC.
2915 KERRY FOREST PARKWAY SUITE 101
TALLAHASSEE, FL 32309
(850)422-0040

MAINTENANCE ENTITY: TWIN ACTION PROPERTIES, INC.
2915 KERRY FOREST PARKWAY SUITE 101
TALLAHASSEE, FL 32309
(850)422-0040

TOTAL SITE AREA: 26,896 SF (0.62 ACRES)
ZONING: DRI
PROPOSED DENSITY: 1.6 DU/ACRE
NUMBER OF PROPOSED UNITS: 1 (2 STORY BUILDING)

BUILDING SETBACKS
REQUIRED
FRONT: 25
SIDE: 15
REAR: 0

PARKING SETBACKS (PER ZONING)
FRONT: 0
SIDE: 0
REAR: 0

BUILDING HEIGHT
ALLOWABLE: 35'
PROVIDED: 35' MAX (2 STORIES)

IMPERVIOUS AREA	EXISTING	PROPOSED
BUILDINGS (2 STORIES: 4,617 SF TOTAL)	0 SF (0%)	2,999 SF (11%)
GROUND FLOOR = 1,617 SF		
2ND FLOOR = 2,999 SF		

VEHICULAR USE AREA	1361 SF (5%)	13,185 SF (49%)
SIDEWALKS AND MISC.	0 SF (0%)	735 SF (3%)
TOTAL IMPERVIOUS AREA	1361 SF (5%)	16,919 SF (63%)

PERVIOUS AREA	EXISTING	PROPOSED
EXISTING	25,535 SF (95%)	9,877 SF (37%)
PROPOSED		

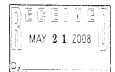
TOTAL SITE	EXISTING	PROPOSED
EXISTING	26,896 SF (100%)	26,896 SF (100%)
PROPOSED		

PARKING SUMMARY	REQUIRED	PROPOSED
STANDARD PARKING	16	16
HANDICAP PARKING (1 MINIMUM)	1	1

BICYCLE PARKING	REQUIRED	PROPOSED
REQUIRED	0	4
ALLOWABLE		

DEVELOPMENT SUMMARY	ALLOWABLE	PROPOSED
IMPERVIOUS AREA	20,255 SF (100%)	16,882 SF (83%)

VUA 13,185 SF/5,000 SF = 3 LANDSCAPE ISLANDS



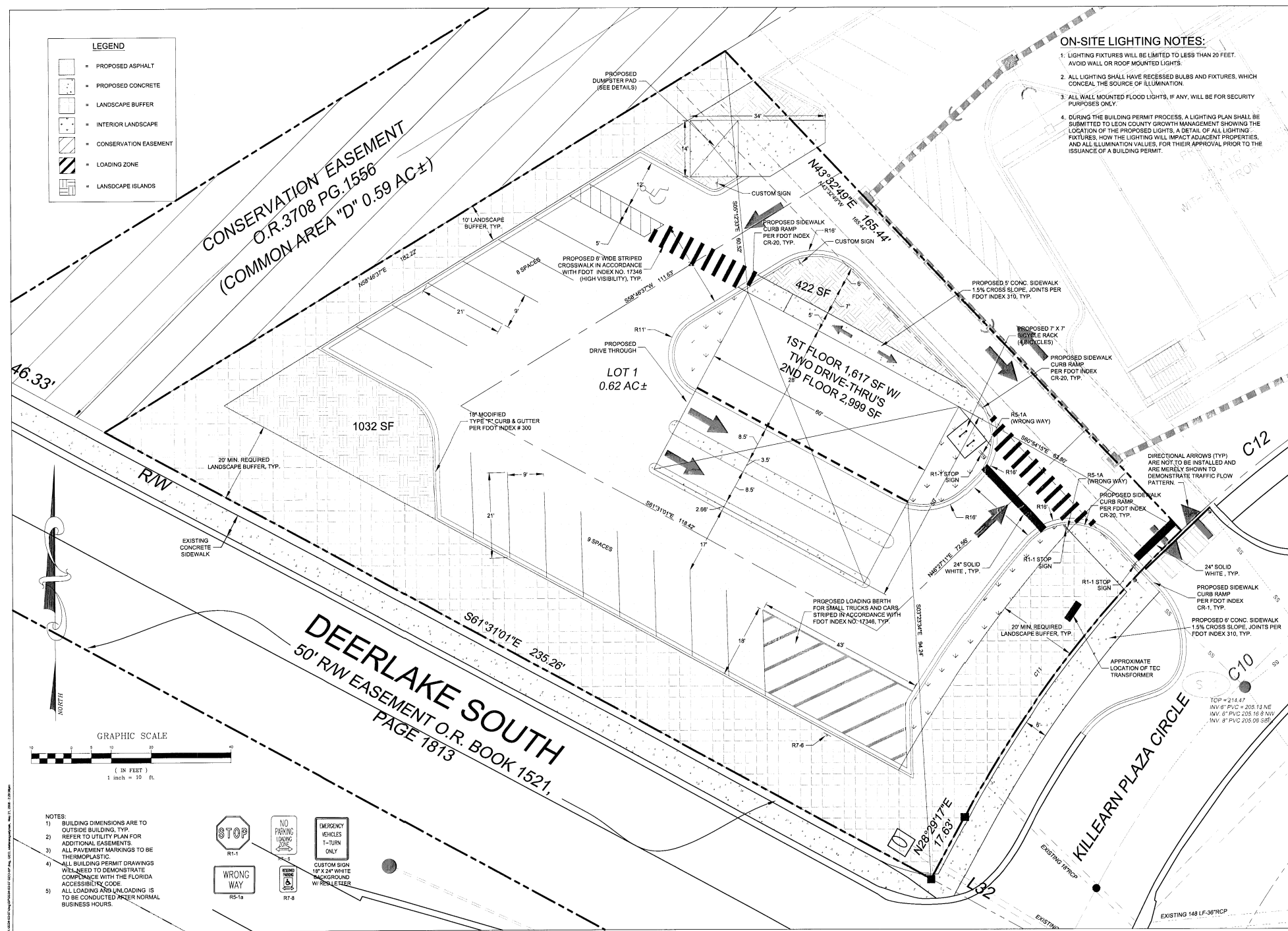
TYPE "A" SITE PLAN
LEON COUNTY GROWTH MANAGEMENT APPROVAL

R. K. Hobbs, P.E.
NAME AND TITLE: R. K. Hobbs, P.E.
DATE: 5/21/08

REVISIONS	1 10/04/08 REVISED PER TRC COMMENTS	KILLEARN LAKES PLAZA LOT 1, BLOCK A	TWIN ACTION PROPERTIES, INC. 2915 KERRY FOREST PARKWAY SUITE 101 TALLAHASSEE, FL 32309 (850) 422-0040
	2 05/21/08 REVISED PER TRC COMMENTS		
Paradigm Engineers & Consultants		CIVIL ENGINEERING TALLAHASSEE, FL 32309 FACSIMILE: (850) 304-0078 ENVIRONMENTAL PERMITTING	
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COVER & SITE DATA SHEET		1.0	

LEGEND	
	PROPOSED ASPHALT
	PROPOSED CONCRETE
	LANDSCAPE BUFFER
	INTERIOR LANDSCAPE
	CONSERVATION EASEMENT
	LOADING ZONE
	LANDSCAPE ISLANDS

CONSERVATION EASEMENT
O.R. 3708 PG. 1556
(COMMON AREA "D" 0.59 AC±)



ON-SITE LIGHTING NOTES:

1. LIGHTING FIXTURES WILL BE LIMITED TO LESS THAN 20 FEET. AVOID WALL OR ROOF MOUNTED LIGHTS.
2. ALL LIGHTING SHALL HAVE RECESSED BULBS AND FIXTURES, WHICH CONCEAL THE SOURCE OF ILLUMINATION.
3. ALL WALL MOUNTED FLOOD LIGHTS, IF ANY, WILL BE FOR SECURITY PURPOSES ONLY.
4. DURING THE BUILDING PERMIT PROCESS, A LIGHTING PLAN SHALL BE SUBMITTED TO LEON COUNTY GROWTH MANAGEMENT SHOWING THE LOCATION OF THE PROPOSED LIGHTS, A DETAIL OF ALL LIGHTING FIXTURES, HOW THE LIGHTING WILL IMPACT ADJACENT PROPERTIES, AND ALL ILLUMINATION VALUES, FOR THEIR APPROVAL PRIOR TO THE ISSUANCE OF A BUILDING PERMIT.

REVISIONS	1	2	3
1 10-04-01	PER TNC COMMENTS	2 04-02-06	PER TNC COMMENTS
		3 05-02-06	PER TNC COMMENTS

KILLBURN LAKES PLAZA LOT 1, BLOCK A	TWIN ACTION PROPERTIES, INC. 2915 ADELPHI AVENUE TALLAHASSEE, FL 32309 (850) 422-0040
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Paradigm Engineers & Consultants	TNC AND ASSOCIATES, INC. TALLAHASSEE, FL 32309 FACSIMILE: (850) 424-0999
CIVIL ENGINEERING ENVIRONMENTAL PERMITTING	

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CERTIFICATE OF ADOPTION FOR 2009	PROJECT NO. 0034-03-07
DATE 11-01-07	DRAWN BY JND/PTC
CHECKED BY EME	GEOMETRY PLAN

4.0

LEGEND

- PROPOSED ASPHALT
- PROPOSED CONCRETE
- LANDSCAPE BUFFER
- INTERIOR LANDSCAPE
- CONSERVATION EASEMENT
- LOADING ZONE
- LANDSCAPE ISLANDS

CONSERVATION EASEMENT
O.R. 3708 PG. 1556
(COMMON AREA "D" 0.59 AC ±)

NOTE:
THE ACCESS ROAD IMPROVEMENTS SHALL BE
CONSISTENT WITH THOSE APPROVED FOR THE
ADJACENT LOT (14-09-243-A-0020).

LEGEND

- EXISTING CONTOURS & ELEV.
- PROPOSED CONTOURS & ELEV.
- PROPOSED STORM PIPE
- PROPOSED INLET
- PROPOSED STORM MANHOLE
- FLOW ARROW

DEERLAKE SOUTH
50' RW EASEMENT O.R. BOOK 1521,
PAGE 1813

SD-1 PROPOSED
TYPE "C" STORM INLET
STEEL GRATE: 217.28 ±
F.L. ELEV.: 213.40

PROPOSED 80 LF OF
15' CPE (N-12) @ 5.0% SLOPE

SD-2 PROPOSED
TYPE "C" STORM INLET
STEEL GRATE: 215.70 ±
F.L. ELEV.: 209.40

1ST FLOOR 1,617 SF W/
TWO DRIVE-THRU'S
2ND FLOOR 2,999 SF
F.E. = 221.00

MATCH PROPOSED ELEVATION
PROPOSED BY OTHERS

CONST. DROP GUTTER
PER FDOT INDEX CR 20 (TYP)

CONST. DROP GUTTER
PER FDOT INDEX CR 20 (TYP)

MATCH PROPOSED ELEVATION
PROPOSED BY OTHERS

CONST. DROP GUTTER
PER FDOT INDEX CR 20 (TYP)

PROPOSED 17.5 LF OF
15' CPE (N-12)
@ 12.6% SLOPE

SD-3 PROPOSED
TYPE "C" STORM INLET
TOP: 213.80 ±
F.L. ELEV.: 207.09 (PROPOSED)
F.L. ELEV.: 207.09 (EXISTING)



REVISIONS

1	10-25-06	REVISED PER TRC COMMENTS
2	11-01-06	REVISED PER TRC COMMENTS

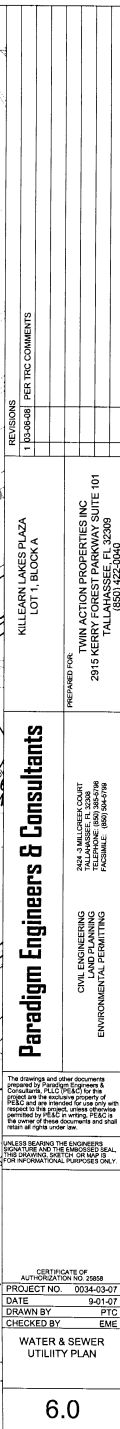
KILLBURN LAKES PLAZA
LOT 1, BLOCK "A"

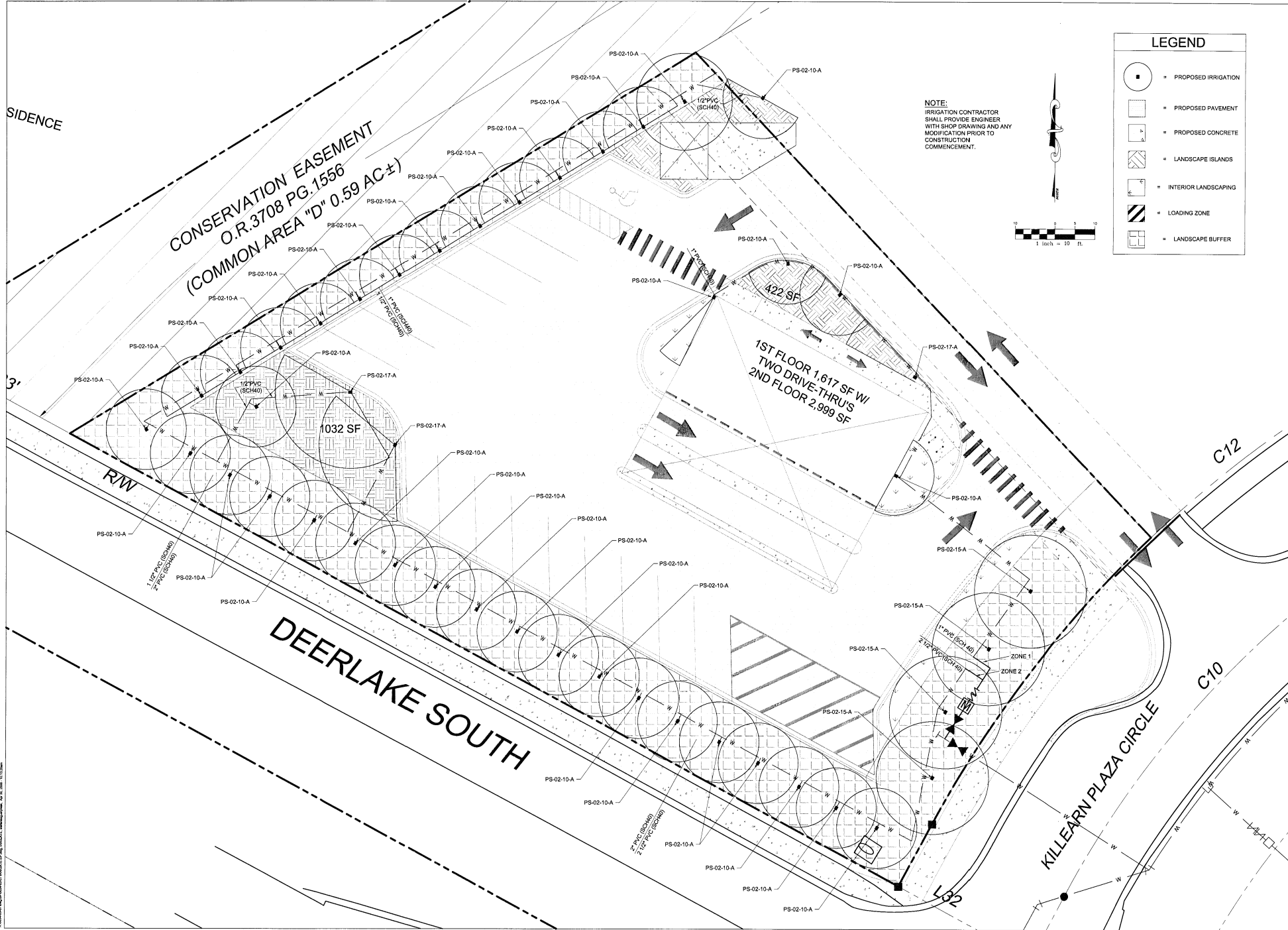
Paradigm Engineers & Consultants

CERTIFICATE OF AUTHORIZATION FOR THE PROFESSIONAL ENGINEER

PROJECT NO.	0034-03-07
DATE	9-01-07
DRAWN BY	JND/PTC
CHECKED BY	IME
GRADING PLAN	

5.0





LEGEND

- PROPOSED IRRIGATION
- PROPOSED PAVEMENT
- PROPOSED CONCRETE
- LANDSCAPE ISLANDS
- INTERIOR LANDSCAPING
- LOADING ZONE
- LANDSCAPE BUFFER

REVISIONS

NO.	DATE	BY	REVISION
1	04/23/08	AS PER TBC COMMENTS	
2	04/23/08	AS PER TBC COMMENTS	

PROJECT INFORMATION

KILLEARN LAKES PLAZA
LOT 1, BLOCK A

TWIN ACTION PROPERTIES INC
2915 NEWPORT AVENUE
TALLAHASSEE, FL 32308
(850) 422-0040

PREPARED FOR

PARADIGM ENGINEERS & CONSULTANTS

CIVIL ENGINEERING
LANDSCAPE ARCHITECTURE
ENVIRONMENTAL PERMITTING

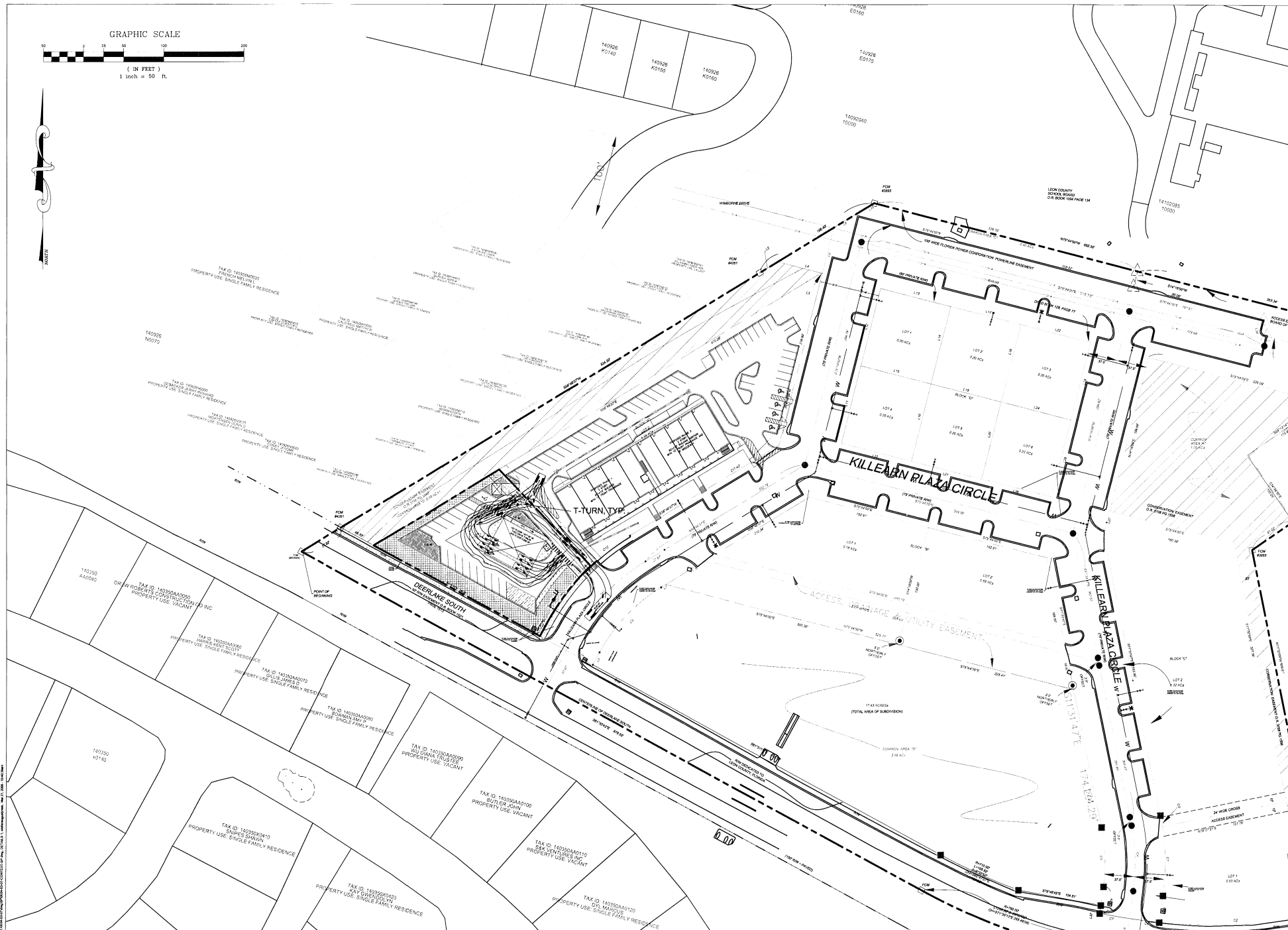
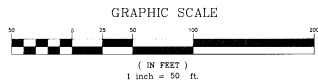
DESIGNER
TALLAHASSEE, FL 32308
FACSIMILE: (850) 244-0700

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CERTIFICATE OF AUTHORIZATION NO. 19888
PROJECT NO. 0034-03-07
DATE: 9-01-07
DRAWN BY: SEA
CHECKED BY: EME

IRRIGATION PLAN

8.0



REVISIONS 1 (2/24/20) REVISED DRIVING PATHS	
KILLEARN LAKES PLAZA LOT 1, BLOCK A	
PREPARED FOR TWIN ACTION PROPERTIES INC 2915 KILLDEER LANE DALLAS, TEXAS 75243 (817) 422-0040	DATE 2/24/20
Paradigm Engineers & Consultants	
CIVIL ENGINEERING ENVIRONMENTAL PERMITTING	PROJECT NO. 0034-03-07
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CERTIFICATE OF AUTHORIZATION NO. 12808	
DATE 2/24/20	CHECKED BY MAS
CONTEXT AREA MAP	
9.0	

